

SUBMIT: COMPLETED APPLICATION, TAX STATEMENT AND FEE TO:
Bayfield County
Planning and Zoning Depart.
PO Box 58
Washburn, WI 54891
(715) 373-6138

APPLICATION FOR PERMIT
BAYFIELD COUNTY, WISCONSIN



Permit #:	22-0025
Date:	2-23-2022
Amount Paid:	
Other:	
Refund:	

INSTRUCTIONS: No permits will be issued until all fees are paid.
Checks are made payable to: Bayfield County Zoning Department.

DO NOT START CONSTRUCTION UNTIL ALL PERMITS HAVE BEEN ISSUED TO APPLICANT.

Original Application MUST be submitted

FILL OUT IN INK (NO PENCIL)

TYPE OF PERMIT REQUESTED		<input type="checkbox"/> LAND USE		<input type="checkbox"/> SANITARY		<input type="checkbox"/> PRIVY		<input type="checkbox"/> CONDITIONAL USE		<input type="checkbox"/> SPECIAL USE		<input type="checkbox"/> B.O.A.		<input type="checkbox"/> OTHER	
Owner's Name: <u>Revocable Trust of JESSICA FISCHER</u>		Mailing Address: <u>43480 EHRMAN RD</u>		City/State/Zip: <u>CABLE WI 54821</u>		Telephone: <u>715 205 7765</u>									
Address of Property: <u>43480 EHRMAN RD (43480)</u>		City/State/Zip: <u>CABLE WI 54821</u>				Cell Phone:									
Email: (print clearly) <u>ANDYSOFFGRID@GMAIL.COM</u>															
Contractor:		Contractor Phone:		Plumber:		Plumber Phone:									
Authorized Agent: (Person Signing Application on behalf of Owner(s))		Agent Phone:		Agent Mailing Address (include City/State/Zip):		Written Authorization Required (for Agent)									
PROJECT LOCATION		Legal Description: (Use Tax Statement)		Tax ID# <u>24082</u>		Recorded Document: (Showing Ownership) <u>2020R 562636</u>									
1/4, 1/4		Gov't Lot <u>3</u>		Lot(s)		CSM		Vol & Page		CSM Doc #		Lot(s) #		Block #	
Section <u>16</u>		Township <u>43</u>		N, Range <u>05</u> W		Town of: <u>NAMAKAGON</u>		Lot Size <u>6</u>		Acreage <u>6.162</u>					

<input type="checkbox"/> Shoreland	<input type="checkbox"/> Is Property/Land within 300 feet of River, Stream (incl. Intermittent) Creek or Landward side of Floodplain? If yes---continue →	Distance Structure is from Shoreline : _____ feet	Is your Property in Floodplain Zone? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are Wetlands Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<input type="checkbox"/> Is Property/Land within 1000 feet of Lake, Pond or Flowage If yes---continue →	Distance Structure is from Shoreline : _____ feet		
<input checked="" type="checkbox"/> Non-Shoreland				

Value at Time of Completion * include donated time & material	Project	Project # of Stories	Project Foundation	Total # of bedrooms on property	What Type of Sewer/Sanitary System(s) Is on the property or Will be on the property?	Type of Water on property
\$ _____	<input type="checkbox"/> New Construction	<input type="checkbox"/> 1-Story	<input type="checkbox"/> Basement	<input type="checkbox"/> 1	<input type="checkbox"/> Municipal/City	<input type="checkbox"/> City
	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> 1-Story + Loft	<input type="checkbox"/> Foundation	<input type="checkbox"/> 2	<input type="checkbox"/> (New) Sanitary Specify Type: <u>CONV Gravity</u>	<input checked="" type="checkbox"/> Well
	<input type="checkbox"/> Conversion	<input type="checkbox"/> 2-Story	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> Sanitary (Exists) Specify Type: _____	<input type="checkbox"/> _____
	<input type="checkbox"/> Relocate (existing bldg)	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> Privy (Pit) or <input type="checkbox"/> Vaulted (min 200 gallon)	<input type="checkbox"/> _____
	<input type="checkbox"/> Run a Business on Property	<input type="checkbox"/> _____	<input type="checkbox"/> Use	<input type="checkbox"/> None	<input type="checkbox"/> Portable (w/service contract)	<input type="checkbox"/> _____
	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> Year Round	<input type="checkbox"/> _____	<input type="checkbox"/> Compost Toilet	<input type="checkbox"/> _____
					<input type="checkbox"/> None	

Existing Structure: (if addition, alteration or business is being applied for)	Length:	Width:	Height:
Proposed Construction: (overall dimensions)	Length:	Width:	Height:

Proposed Use	✓	Proposed Structure	Dimensions	Square Footage
<input checked="" type="checkbox"/> Residential Use	<input type="checkbox"/>	Principal Structure (first structure on property)	(X)	
	<input type="checkbox"/>	Residence (i.e. cabin, hunting shack, etc.)	(X)	
		with Loft	(X)	
		with a Porch	(X)	
		with (2nd) Porch	(X)	
<input type="checkbox"/> Commercial Use		with a Deck	(X)	
		with (2nd) Deck	(X)	
		with Attached Garage	(X)	
<input type="checkbox"/> Municipal Use	<input type="checkbox"/>	Bunkhouse w/ (<input type="checkbox"/> sanitary, or <input type="checkbox"/> sleeping quarters, or <input type="checkbox"/> cooking & food prep facilities)	(X)	
	<input type="checkbox"/>	Mobile Home (manufactured date) _____	(X)	
	<input type="checkbox"/>	Addition/Alteration (explain) _____	(X)	
	<input type="checkbox"/>	Accessory Building (explain) _____	(X)	
	<input type="checkbox"/>	Accessory Building Addition/Alteration (explain) _____	(X)	
	<input checked="" type="checkbox"/>	Special Use: (explain) <u>FARM - Hobby Farm</u>	(X)	
	<input type="checkbox"/>	Conditional Use: (explain) _____	(X)	
	<input type="checkbox"/>	Other: (explain) _____	(X)	

FAILURE TO OBTAIN A PERMIT or STARTING CONSTRUCTION WITHOUT A PERMIT WILL RESULT IN PENALTIES
I (we) declare that this application (including any accompanying information) has been examined by me (us) and to the best of my (our) knowledge and belief it is true, correct and complete. I (we) acknowledge that I (we) am (are) responsible for the detail and accuracy of all information I (we) am (are) providing and that it will be relied upon by Bayfield County in determining whether to issue a permit. I (we) further accept liability which may be a result of Bayfield County relying on this information I (we) am (are) providing in or with this application. I (we) consent to county officials charged with administering county ordinances to have access to the above described property at any reasonable time for the purpose of inspection.

Owner(s): JESSICA FISCHER
(If there are Multiple Owners listed on the Deed All Owners must sign or letter(s) of authorization must accompany this application)

Date 08 Sept 2021

Authorized Agent: _____ (See Note below)
(If you are signing on behalf of the owner(s) a letter of authorization must accompany this application)

Date _____

Address to send permit 43480 EHRMAN RD CABLE WI 54821

Attach
Copy of Tax Statement

If you recently purchased the property send your Recorded Deed

Turn Over

In the box below: **Draw or Sketch your Property** (regardless of what you are applying for)

- (1) Show Location of:

Proposed Construction
- (2) Show / Indicate:

North (N) on Plot Plan
- (3) Show Location of (*):

(*) Driveway and (*) Frontage Road (Name Frontage Road)
- (4) Show:

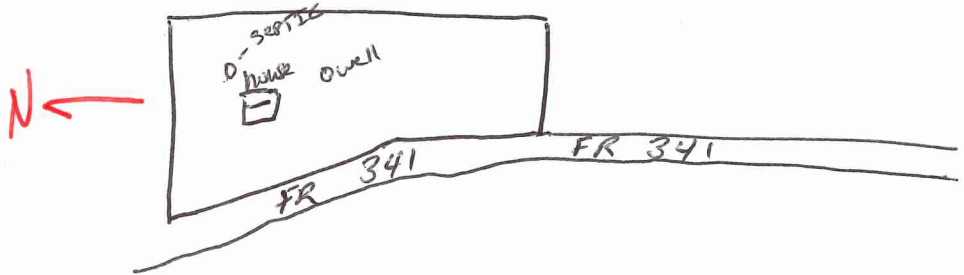
All Existing Structures on your Property
- (5) Show:

(*) Well (W); (*) Septic Tank (ST); (*) Drain Field (DF); (*) Holding Tank (HT) and/or (*) Privy (P)
- (6) Show any (*):

(*) Lake; (*) River; (*) Stream/Creek; or (*) Pond
- (7) Show any (*):

(*) Wetlands; or (*) Slopes over 20%

Fill Out in Ink – NO PENCIL



Please complete (1) – (7) above (prior to continuing)

Changes in plans must be approved by the Planning & Zoning Dept.

(8) **Setbacks:** (measured to the closest point)

Description	Setback Measurements	Description	Setback Measurements
Setback from the Centerline of Platted Road	Feet	Setback from the Lake (ordinary high-water mark)	Feet
Setback from the Established Right-of-Way	Feet	Setback from the River, Stream, Creek	Feet
		Setback from the Bank or Bluff	Feet
Setback from the North Lot Line	Feet		
Setback from the South Lot Line	Feet	Setback from Wetland	Feet
Setback from the West Lot Line	Feet	20% Slope Area on the property	<input type="checkbox"/> Yes <input type="checkbox"/> No
Setback from the East Lot Line	Feet	Elevation of Floodplain	Feet
Setback to Septic Tank or Holding Tank	Feet	Setback to Well	Feet
Setback to Drain Field	Feet		
Setback to Privy (Portable, Composting)	Feet		

Prior to the placement or construction of a structure within ten (10) feet of the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner to the other previously surveyed corner or marked by a licensed surveyor at the owner's expense.

Prior to the placement or construction of a structure more than ten (10) feet but less than thirty (30) feet from the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner to the other previously surveyed corner, or verifiable by the Department by use of a corrected compass from a known corner within 500 feet of the proposed site of the structure, or must be marked by a licensed surveyor at the owner's expense.

(9) **Stake or Mark Proposed Location(s)** of New Construction, Septic Tank (ST), Drain field (DF), Holding Tank (HT), Privy (P), and Well (W).

NOTICE(s):

All Land Use Permits Expire One (1) Year from the Date of Issuance if Construction or Use has not begun.
For the Construction of New One & Two Family Dwelling: ALL Municipalities Are Required To Enforce The Uniform Dwelling Code.
The local Town, Village, City, State or Federal agencies may also require permits.

If subject property is part of a Condominium Plat, applicant hereby certifies and represents that applicant has all necessary approvals and recorded documents required to complete the project for which this permit is sought including requirements set forth in Wisconsin statutes pertaining to condominium associations, the Declaration of the Condominium Association in which the property is located, and all other rules, regulations and requirements pertaining to that Condominium Association.

You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the department of natural resources wetlands identification web page or contact a department of natural resources service center (715) 685-2900.

Issuance Information (County Use Only)		Sanitary Number:		# of bedrooms:		Sanitary Date:	
Permit Denied (Date):		Reason for Denial:					
Permit #: <u>22-0025</u>		Permit Date: <u>2-23-2022</u>					
Is Parcel a Sub-Standard Lot		<input type="checkbox"/> Yes (Deed of Record) <input checked="" type="checkbox"/> No		Mitigation Required		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is Parcel in Common Ownership		<input type="checkbox"/> Yes (Fused/Contiguous Lot(s)) <input checked="" type="checkbox"/> No		Mitigation Attached		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is Structure Non-Conforming		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Affidavit Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Affidavit Attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Granted by Variance (B.O.A.)		Previously Granted by Variance (B.O.A.)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Case #:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Case #:	
Was Parcel Legally Created		<input type="checkbox"/> Yes <input type="checkbox"/> No		Were Property Lines Represented by Owner		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Was Proposed Building Site Delineated		<input type="checkbox"/> Yes <input type="checkbox"/> No		Was Property Surveyed		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Inspection Record:		Zoning District (<u>F-1</u>)					
		Lakes Classification (<u>NA</u>)					
Date of Inspection: <u>9/28/21</u>		Inspected by: <u>[Signature]</u>				Date of Re-Inspection:	
Condition(s): <u>Town, Committee or Board Conditions Attached?</u> <input type="checkbox"/> Yes <input type="checkbox"/> No – (If No they need to be attached.)							
<u>- See & Abide by conditions of Special Use Permit # 2021R-592468</u>							
<u>- Current Applicant only</u>							
<u>- No commercial sale of products</u>							
<u>- 3 or less Bovines</u>							
<u>- 2 or less animal units of other animals</u>							
Signature of Inspector: <u>[Signature]</u>						Date of Approval: <u>2/14/22</u>	
Hold For Sanitary: <input type="checkbox"/> _____		Hold For TBA: <input type="checkbox"/> _____		Hold For Affidavit: <input type="checkbox"/> _____		Hold For Fees: <input type="checkbox"/> _____	

AFFIDAVIT

On **November 18, 2021**, the owner(s) were granted by the Bayfield County Planning and Zoning Committee a:

Special Use

Classification List:

Hobby Farm

Requested

Hobby Farm in an F-1 Zoning District

Property Owner: Jessica Tischer

Property Description: a 6-acre parcel (Tax ID #24002) (Doc# ²⁰20R-582636), described as Par in Gov't Lot 3, Section 16, Township 43 North, Range 5 West, Town of Namakagon, Bayfield County, WI.

This use of the property is subject to the following terms and conditions:

- Classification List: Hobby Farm
 - **Granted:** Hobby Farm in F-1 zone (consisting of: 3 bovine (1 dairy, 1 beef, 1 calf) 6 Pigs, 10 sheep/goats, 50 poultry

with the following conditions:

- Permit duration is for the current applicant ONLY
- No commercial sale of farm products—Personal use ONLY
- No more than (3) bovines, and for non-bovines
- No more than (2) animal unit equivalent
- Installation of a below ground fence

Additional Conditions placed by (Planning and Zoning Dept)

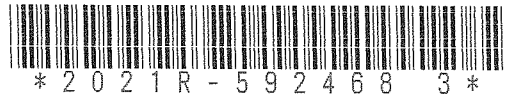
- ❖ Land Use permits shall be required for any new residence, any building or structure erected, relocated, rebuilt or structurally altered
- ❖ Fee(s) and Land Use permit(s) shall be obtained prior to the initiation of construction or a change in land use
- ❖ Requirements (e.g., WI stats/permits/licensing/tax) of Local Town, Village, City, State or Federal agencies are required

The purpose of this affidavit is to make the foregoing a matter of public record in the office of the Bayfield County Register of Deeds, per Bayfield County Planning & Zoning Ordinance, Title 13, Chapter 1, Article C, Section 13-1-41A:

"If a special use permit is approved with conditions, an appropriate record shall be made of the land use and structures permitted, and prior to the issuance of a Class B permit the Zoning Department shall record with the Bayfield County Register of Deeds an affidavit prepared by the Zoning Department setting forth the terms and conditions of the permit and a legal description of the property to which they pertain. The recording fee shall be paid by the applicant. The terms and conditions of a special use permit of either class shall be binding upon and inure to the benefit of all current and future owners of the property to which it pertains unless otherwise expressly provided by the permit, or unless the permit terminates under subsection (d) of this section."

Also, this permit entitles you to the work specifically described in the application and plans, and as limited by any conditions of this permit. No changes in the project or plans may be made without prior approval of the Bayfield County Zoning Committee. The issuance of this permit does not relieve you of your responsibility to obtain a permit or approval required by your township, State of WI, or federal authority (i.e., US Army Corps of Engineers).

Be advised your special use permit shall automatically terminate 12 months from its date of issuance if the authorized building activity, land alteration or use has not begun within such time. If your special use is discontinued for 36 consecutive months, the permit authorizing it shall automatically terminate, and any future use of the building(s) or property to which the permit pertained shall conform to Ordinance.



* 2 0 2 1 R - 5 9 2 4 6 8 3 *

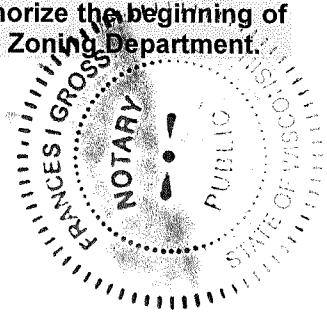
2021R-592468

DANIEL J. HEFFNER
BAYFIELD COUNTY, WI
REGISTER OF DEEDS
12/08/2021 10:58AM
TF EXEMPT #:
RECORDING FEE: 30.00
PAGES: 3

Return to:
Bayfield County Planning & Zoning

<p>Bayfield County Planning & Zoning Dept.</p> <p>Governmental Official Printed Name and Title:</p> <p>Robert D. Schierman, Director</p> <p>Signature of Governmental Official:</p> <p>On this <u>8th</u> day of <u>December</u>, 2021</p>	<p>This instrument was signed before me in the State of Wisconsin, County of Bayfield</p> <p>on this <u>8th</u> day of <u>December</u>, 2021</p> <p>by: <u>Frances Gross</u></p> <p>Notary Public</p> <p>My commission expires on: <u>10-24-2023</u></p>
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Receiving approval from the Planning and Zoning Committee at the meeting does not authorize the beginning of construction or land use; you must first obtain land use application/permit card(s) from the Zoning Department.



DENISE TARASEWICZ
BAYFIELD COUNTY, WI
REGISTER OF DEEDS

2020R-582636

06/16/2020 08:04AM
TF EXEMPT #:
RECORDING FEE: \$30.00
TRANSFER FEE: \$165.00

PAGES: 1

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between STEPHEN J. RUELL

_____, ("Grantor," whether one or more),
and 2018 REVOCABLE TRUST OF JESSICA TISCHER

_____, ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in BAYFIELD County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

A parcel of land located in Government Lot Three (3), Section Sixteen (16), Township Forty-three (43) North, Range Five (5) West, Town of Namakagon, Bayfield County, Wisconsin, described as follows: Commencing at the West Quarter corner of Section Sixteen (16), Township Forty-three (43) North, Range Five (5) West; thence South 85°00'15" East, 845.51 feet to the point of beginning; thence South 85°00'15" East, 487 feet; thence South 02°50'56" West, 1436.88 feet; thence North 86°39'47" West, 296 feet; thence North 03°09'00" East, 665 feet; thence North 03°45'00" West, 290 feet; thence North 15°00'37" West, 524 feet to the point of beginning; LESS a parcel described as follows: Commencing at the West ¼ corner of said Section 16; thence S85°00'15"E., 845.51 feet; thence S85°00'15"E., 487 feet; thence S02°50'56"W., 684.47 feet to the Point of Beginning; thence S02°50'56"W 752.41 feet; thence N86°39'47"W., 296 feet; thence N03°09'00"E., 735 feet; thence S85°00'15"E., 296 feet, more or less, to the point of beginning.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Dated June 12, 2020

_____, (SEAL) [Signature]
* _____ * STEPHEN J. RUELL

_____, (SEAL)
* _____ *

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

ATTORNEY MAX T. LINDSEY, SB#1112865
Anich, Wickman & Lindsey, S.C., Ashland, WI 54806

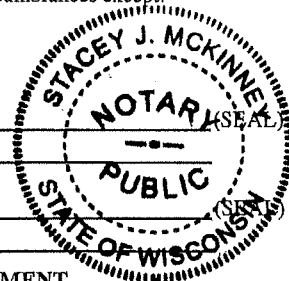
ACKNOWLEDGMENT

STATE OF WISCONSIN)
Bayfield) ss. COUNTY)

Personally came before me on June 12, 2020
the above-named STEPHEN J. RUELL

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* [Signature]
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 12-11-20)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

* Type name below signatures.

Item: DDate: 10-21-21**APPLICATION FOR SPECIAL USE PERMIT**

SEP 08 2021

Bayfield County Planning and Zoning Dept.
 P.O. Box 58 – Washburn, WI 54891
 Phone – (715) 373-6138
 Fax – (715) 373-0114
 e-mail: zoning@bayfieldcounty.org

Bayfield Co.
 Planning and Zoning Agency

** Please consult AZA / Zoning prior to submitting this appl. **

Office Use:

Zoning District F-1Lakes Class N/A

Notices Sent _____

Fee Paid 250. - 9-9-21 dakROB included

The Undersigned hereby requests a Special Use Permit as follows:

Property Owner JESSICA FISCHERContractor OWNERProperty Address 43480 EHRMAN RD

Authorized Agent _____

CABLE WI 54821

Agent's Telephone _____

Telephone 715-285-7765

Written Authorization Attached: Yes () No ()

Accurate Legal Description involved in this request (specify only the property involved with this application)

PROJECT LOCATION	Legal Description: (Use Tax Statement)	Tax ID# <u>24002</u>
<u>1/4, 1/4, of Section 16, Township 43 N, Range 05 W</u> <u>PART OF</u>		Town of: <u>NAMAKAGON</u> Lot Size <u>6</u> Acreage <u>6.162</u>
Gov't Lot <u>3</u>	Lot #	CSM #
Vol. Page	Lot(s) No.	Block(s) No.
Subdivision:		

Description from Classification List

*

Hobby Farm

Briefly state what is being requested and why:

FARM - MILK COW, PIG, MEAT LAMB, GOAT
FAMILY use only, chickens, turkey, ducks, geese, meat cow

THE FOLLOWING "**MUST**" BE INCLUDED WITH THIS APPLICATION (or will be returned for completion):

1. Completed Bayfield County **Application for Permit**
2. **Pink Form** with applicants portion filled out (**Do Not Send or Give to Town Clerk**)
3. **Appropriate Fees** – (1) Committee (\$250); (2) County (*see fee schedule*)
4. A (\$30) check payable to: Reg. of Deeds
5. Copy of your **Deed**; Copy of Current **Tax Statement**; and Copy of **Flex Viewer (Map)**
6. Plot Plan (show the area involved, its location, dimensions and location of adjacent property owners)
7. Adjoining property owners **names/addresses** (see reverse side of this form)

PINK FORM: Property Owner **must** send **TOWN BOARD RECOMMENDATION (aka: TBA)** to Zoning Office at the time of application deadline. (This form will be sent by the Zoning Department to the Town Clerk for their recommendation).

★ ★ **Note:**

Receiving Zoning Committee approval, does not allow the start of business or construction, you **must** first obtain your permit(s) from the Zoning Department.

LIST ADJACENT PROPERTY OWNERS ON THIS FORM:

Provide **names** and **full addresses** of the owners of all property abutting the applicant's property and anyone within 300 feet. (**Note:** Applicant is **solely** responsible for obtaining **accurate**, current names and addresses.)

Attach separate sheet **only if** additional space is needed.

(1) <u>NATIONAL</u>	(2) <u>BRAD & JOSEY</u>	(3) _____
<u>FOREST</u>	<u>SCHAEFER</u>	_____
_____	<u>1321-300TH ST Glenwood city</u>	_____
_____	<u>WI 54013</u>	_____
(4) _____	(5) _____	(6) _____
_____	_____	_____
_____	_____	_____
(7) _____	(8) _____	(9) _____
_____	_____	_____
_____	_____	_____
(10) _____	(11) _____	(12) _____
_____	_____	_____
_____	_____	_____

Have you consulted with an AZA and/or Zoning Dept. prior to applying for permit? Yes ☒ No ()

All Structures involved with this application will require an individual land use application and fee

<u>Jessica Rich</u>	_____
<u>Jessica T</u>	Agent's Signature
Property Owner's Signature	_____
_____	Agent's Address
_____	_____
_____	Date
Property Owner's <u>Mailing Address</u>	_____

Any Changes involved with this application after issuance will require additional approval & issuance.

Website Available
www.bayfieldcounty.org/147

U S A
UNKNOWN

2018 REVOCABLE TRUST OF JESSICA
TISCHER
43480 EHRMAN RD
CABLE, WI 54821

BRADLEY SCHAEFER
1321-300TH ST
GLENWOOD CITY, WI 54013

BRADLEY K SCHAEFER ET AL
1321-300TH ST
GLENWOOD CITY, WI 54013

TOWN BOARD RECOMMENDATION - SPECIAL USE - B (aka: TBA)



When **Town Board** has completed this form, please mail to:

Bayfield County Planning and Zoning Department
P.O. Box 58 - Washburn, WI 54891
Phone - (715) 373-6138
Fax - (715) 373-0114
e-mail: zoning@bayfieldcounty.org

Web Site available:
www.bayfieldcounty.org/147

Date Zoning Received: (Stamp Here)

RECEIVED

OCT 18 2021

Bayfield Co.
Planning and Zoning Agency

Applicants must give this (Pink) form to the Planning and Zoning Department with their application. Planning and Zoning Dept. must send form and copy of application to the Town Clerk. (It is requested that Board of Adjustment & Zoning Committee public hearing(s) and agenda item(s) receive Town Board's position **prior** to consideration of application.)

THIS FORM MUST BE MAILED TO TOWN CLERK - BY ZONING DEPT.

Property Owner ^{Revocable Trust of} JESSICA FISCHER

Contractor OWNER

Property Address 43480 EHRMAN RD

Authorized Agent _____

CABLE WI 54821

Agent's Telephone _____

Telephone 715-205-7765

Written Authorization Attached: Yes () No ()

Accurate Legal Description involved in this request (specify **only** the property involved with this application)

PART OF 1/4 of 1/4, Section 16, Township 43 N., Range 05 W. Town of NAMAKAGON

Govt. Lot 3 Lot _____ Block _____ Subdivision _____ CSM# _____

Volume _____ Page _____ of Deeds Tax I.D.# 24002 Acreage 6.162

Additional Legal Description: _____

Applicant: (State what you are asking for)

Meat Zoning District: F/1

Lakes Classification: _____

Hobby Farm - Milk cow, pig, lamb, goat chickens, turkey, ducks, geese, meat cow
family use only

We, the Town Board, TOWN OF NAMAKAGON, do hereby recommend to

☐ Table

☐ Approval

☒ Disapproval

Have you reviewed this for Compatibility with the Comprehensive and/or Land Use Plan: This question applies to Planning & Zoning Committee Applications only; it does not apply to Board of Adjustment Applications ☐ Yes ☒ No

Township: (In detail clearly state Town Board's reason for recommendation of tabling, approval or disapproval)

A HOBBY FARM IN AN F/1 DISTRICT DOES NOT MEET
OUR PLAN # 10.6.1.6 G PROTECT AND MANAGE LOCAL FORESTED
AREAS AND OTHER WILDLIFE HABITATS.

** THE FOLLOWING **MUST** BE INCLUDED WITH THIS FORM:

1. The Tabled, Approval or Disapproval box checked
2. The Town's reasoning for the tabling, approval or disapproval
3. The **Pink** form returned to Zoning Department **not a copy or fax**

**** NOTE:**

Receiving Town Board approval, **does not** allow the start of construction or business, you **must** first obtain your permit card(s) from the Planning and Zoning Department.

Revised: July 2018

Signed:

Chairman: R. J. Rasmussen

Supervisor: James K. ...

Supervisor: ...

Supervisor: ...

Clerk: ...

Date: 10/12/21

Deb Kmetz

From: Jessica Tischer <horsey_chick81@hotmail.com>
Sent: Wednesday, October 20, 2021 9:09 AM
To: Zoning
Subject: 10/21 meeting Tischer comment

Hello,

This email is in regards to the upcoming 10/21//21 Bayfield County Planning and Zoning Committee meeting section 10 D concerning Jessica Tischer hobby farming in an F-1 zoning district.

Thank you ,
Jessica Tischer

To whom it may concern:

We are seeking a permit to have animals on our property to better our family's life. We value teaching our children how to take responsibility for their health. A big part of that is consuming healthy, organic meat and we feel that a great way to teach that is to have them be part of raising their own food.

The animals that we are desiring are animals that we've raised in the past and are wanting to raise again. We strongly desire a dairy cow and to have dairy we must have 1 calf a year which would then be our meat cow. So we would only have 2 cows at a time. In addition, we would like the option to have ducks, geese, chickens, turkeys, sheep, pigs, and goats. Those animals would be rotated for a variety of meat so we wouldn't have them all at the same time nor all every year. They are only for our family's consumption. We only like to keep meat for one year, so we would only be raising enough animals that our family could consume in one year.

We also value a high quality organic compost. So, all of the manure would be put into our compost pile. When it is fully composted, we would then use it for gardening, planting trees, and flower beds. Our property is not close to any wetland and our property is dry.

As responsible animal owners, we take the safety of our animals very seriously. We do not want our animals to be attacked by a predator because then our animals would suffer. It also is in our best interest to preserve the health of our animals because they are a large investment that we are depending on to fill our fridge and freezer. We understand that we live in an area that has predators. That is why we will be taking a multi step process to keep the predators away.

1. A 6' tall perimeter fence. This will consist of barbed wire every 3" starting 3" above the ground and going all the way to the top of the fence. Also, there will be several strands of electrified wire on this perimeter fence.
2. A multiple strand Electric fence surrounding the area that the animals are kept (pasture).
3. A guardian sheep dog(s) either inside the 6' tall perimeter fence or within the actual fence that is containing the animals. These dogs are very large and live outside with the farm animals. It is their instinct to keep predators away from the farm animals by being awake at night, pacing the fence, and barking if they sense a predator. We have heard great things about this breed of dogs and their ability to keep predators away.

We value the area that we live in and love living surrounded by the national forest and all its wildlife. We feel strongly that we can raise our own organic meat while also keeping the forest animals safe. Thank you for your consideration.

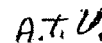
The Tischer Family

FENCE ENTIRE PROPERTY, MOBILE ~~WRITER~~, 10x20

We are looking to provide food for our family. Our desire is to have small amounts of several different types of animals to provide a variety of animal products for consumption and use.

664-7

SHEET 1 OF 2



6.7.10

THE HON. CHIEF JUSTICE

Dates: 8/30/04

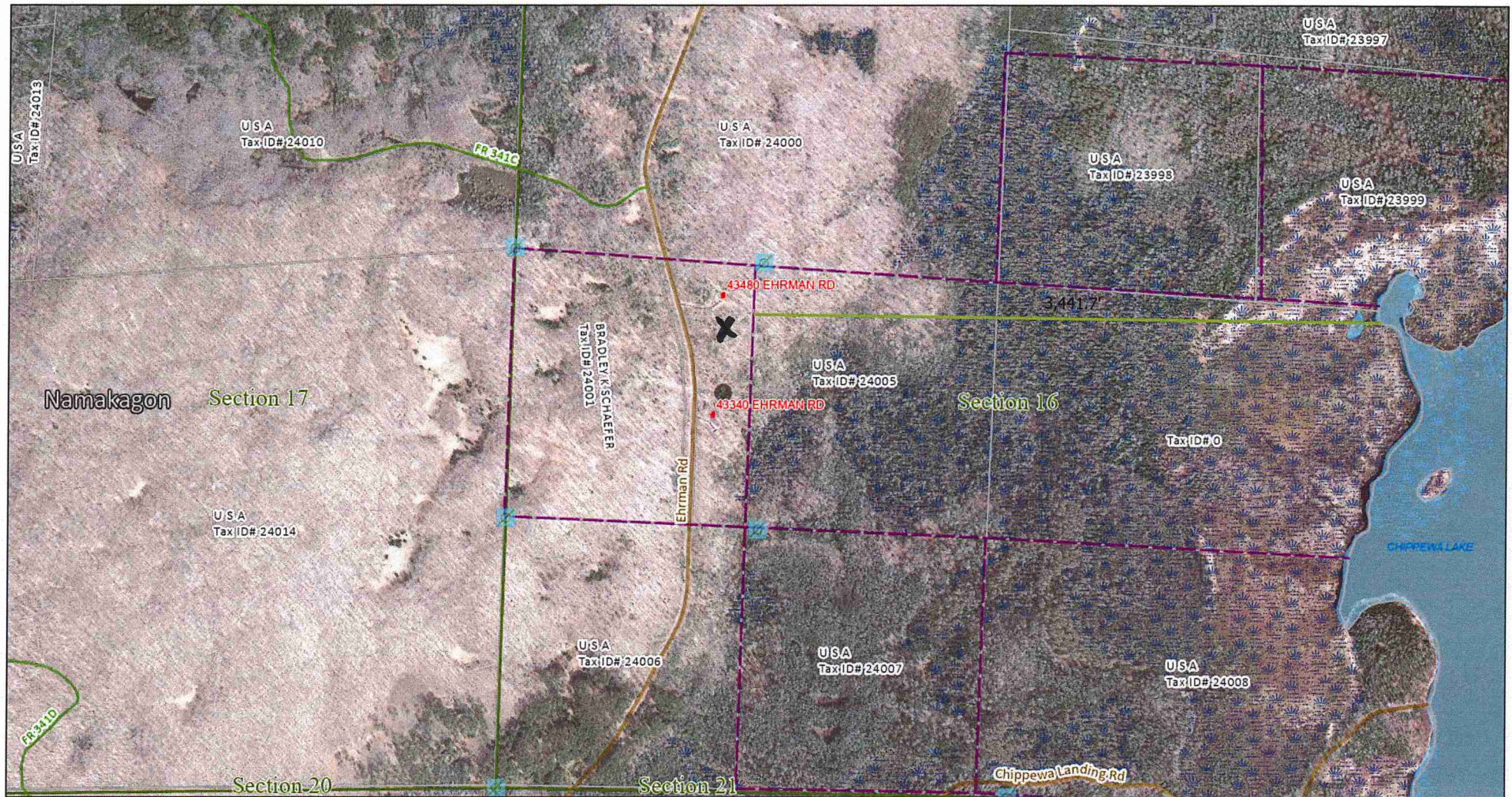
Meena Kishor

Aug 28 00 01:5/p

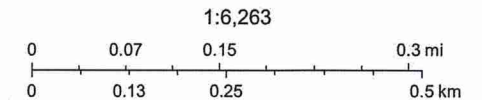
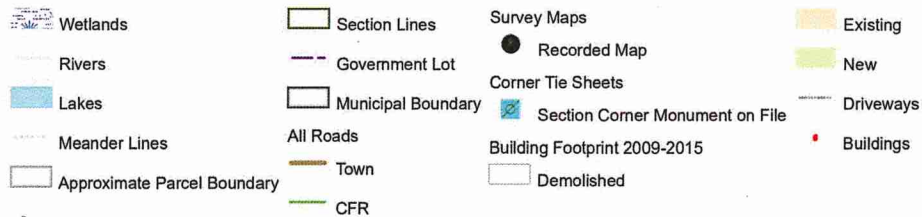
16-43-5

X - Subject Property

Tischer Farm Area

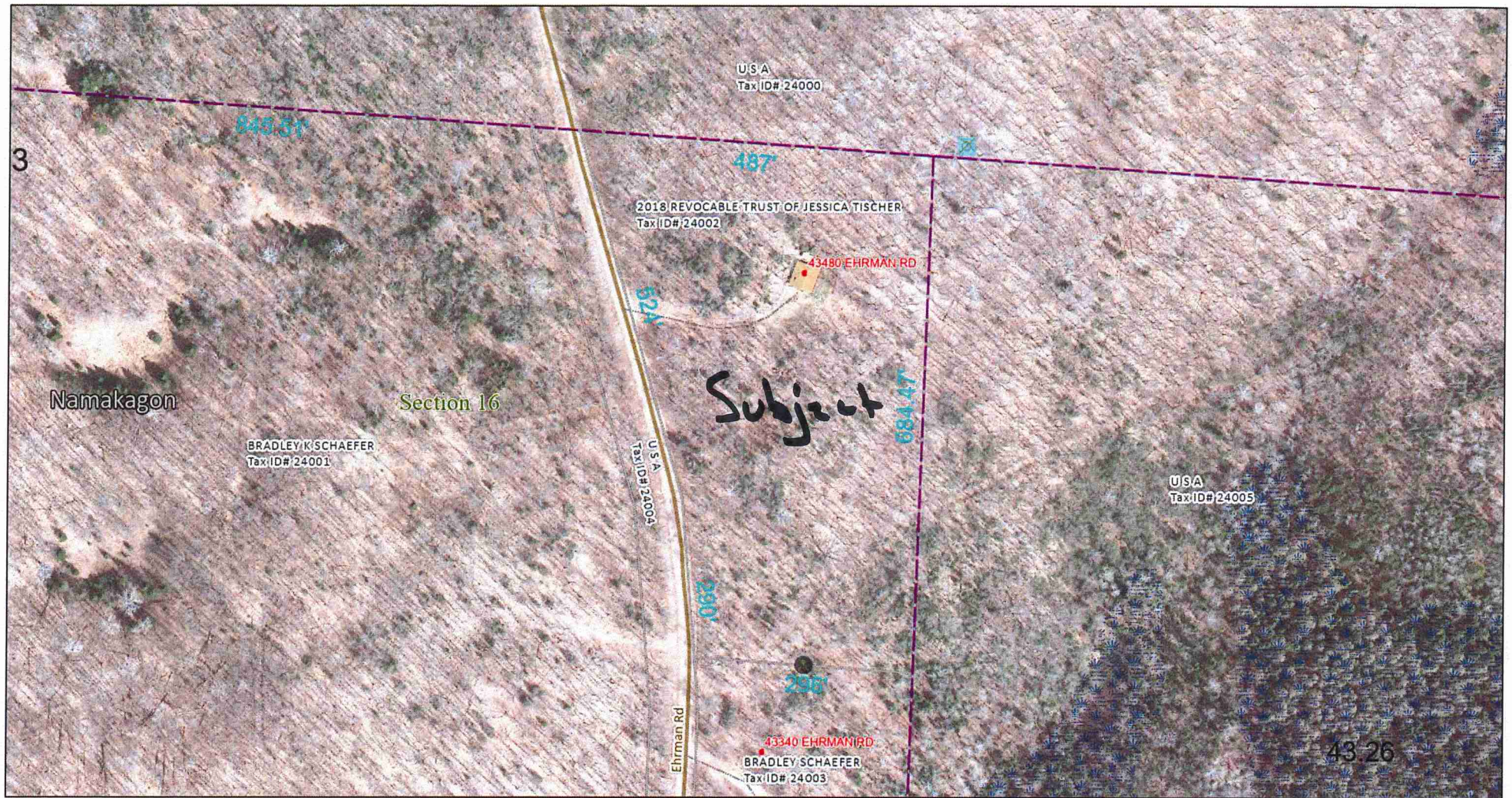


9/8/2021, 10:45:38 AM



Bayfield

Tischer Farm SUP



9/8/2021, 10:42:36 AM

Wetlands

Meander Lines

Approximate Parcel Boundary

Section Lines

Government Lot

Municipal Boundary

All Roads

Town

Survey Maps

Recorded Map

Corner Tie Sheets

Section Corner Monument on File

Building Footprint 2009-2015

Demolished

Existing

Driveways

Buildings

1:1,566

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.12 km

Bayfield

Tischer Farm F1 Zoning



9/8/2021, 10:43:58 AM

Zoning Districts

(F1) - Forestry - 1

(F2) - Forestry - 2

Wetlands

Meander Lines

Approximate Parcel Boundary

Section Lines

Government Lot

Municipal Boundary

All Roads

Town

Survey Maps

Recorded Map

Corner Tie Sheets

Section Corner Monument on File

Building Footprint 2009-2015

Demolished

Existing

Driveways

Buildings

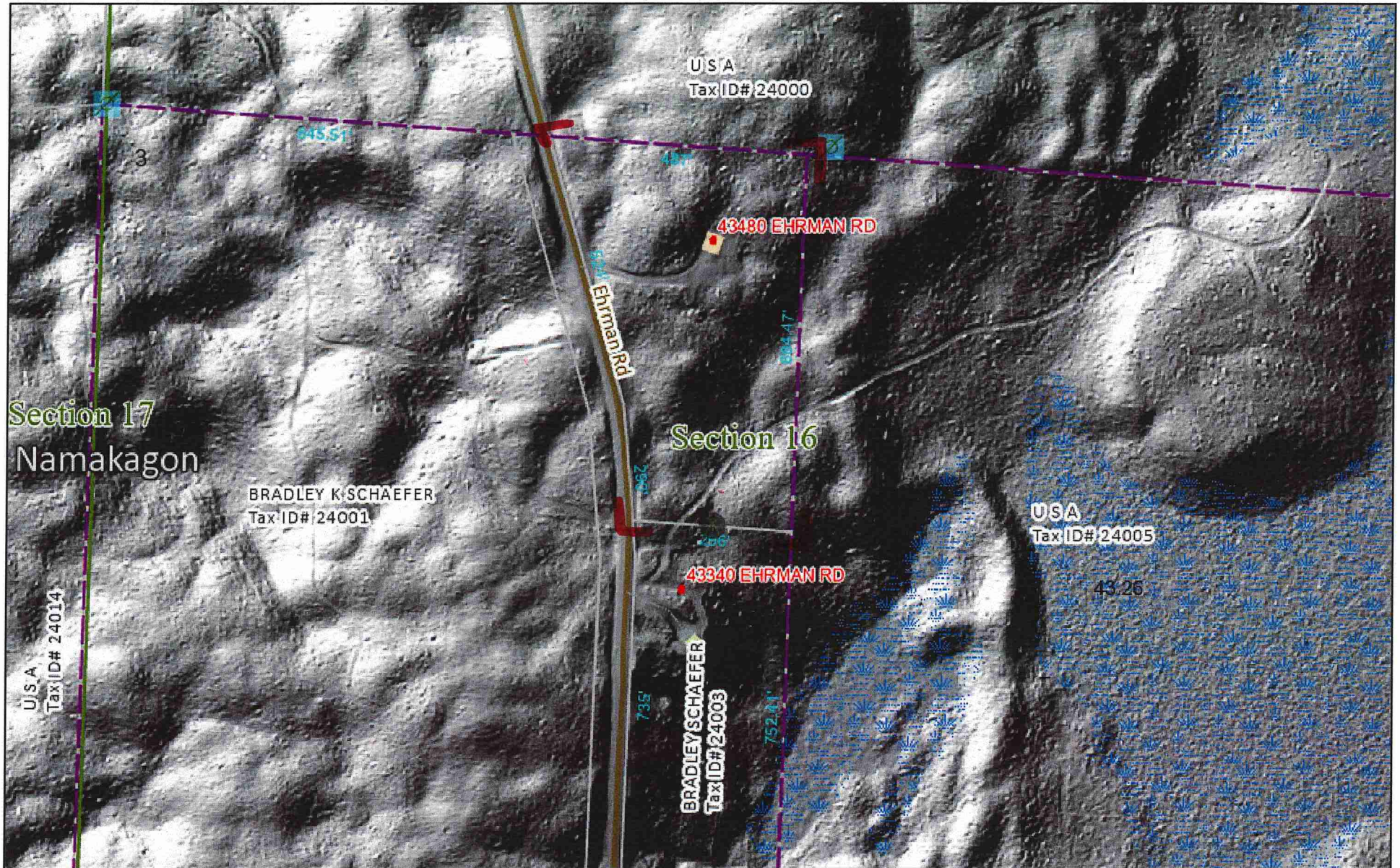
1:1,566

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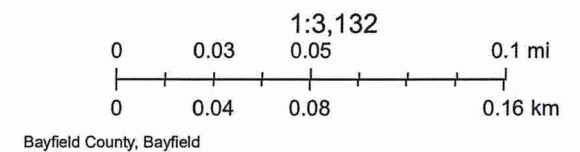
Bayfield

Bayfield County, WI



9/15/2021, 10:26:47 AM

- | | | | |
|-----------------------------|--------------------|---------------------------------|-------------------|
| Wetlands | Section Lines | All Roads | Survey Maps |
| Meander Lines | Government Lot | Town | Recorded Map |
| Approximate Parcel Boundary | Municipal Boundary | CFR | Corner Tie Sheets |
| | | Section Corner Monument on File | |



Real Estate Bayfield County Property Listing

Today's Date: 9/8/2021

Property Status: Current

Created On: 3/15/2006 1:15:46 PM

Description Updated: 7/1/2021

Tax ID: 24002
PIN: 04-034-2-43-05-16-3 05-003-30000
 Legacy PIN: 034100809990
 Map ID:
 Municipality: (034) TOWN OF NAMAKAGON
 STR: S16 T43N R05W
 Description: PAR IN GOVT LOT 3 IN V.1116 P.219
 Recorded Acres: 6.000
 Calculated Acres: 6.162
 Lottery Claims: 0
 First Dollar: Yes
 Zoning: (F-1) Forestry-1
 ESN: 123

Tax Districts Updated: 3/15/2006

1 STATE
 04 COUNTY
 034 TOWN OF NAMAKAGON
 041491 SCHL-DRUMMOND
 001700 TECHNICAL COLLEGE

Recorded Documents Updated: 3/15/2006

WARRANTY DEED
 Date Recorded: 6/16/2020 2020R-582636
WARRANTY DEED
 Date Recorded: 3/24/2017 2017R-567711
WARRANTY DEED
 Date Recorded: 10/15/2013 2013R-551834 1116-219
WARRANTY DEED
 Date Recorded: 11/8/2006 2006R-510383 957-758
CONVERSION
 Date Recorded: 496867 910-239
WARRANTY DEED
 Date Recorded: 1/7/2005 2005R-496867 910-239
WARRANTY DEED
 Date Recorded: 1/7/2005 2005R-496866 910-238

Ownership Updated: 7/1/2021

2018 REVOCABLE TRUST OF JESSICA TISCHER CABLE WI

Billing Address: **Mailing Address:**
2018 REVOCABLE TRUST OF JESSICA TISCHER **2018 REVOCABLE TRUST OF JESSICA TISCHER**
 43480 EHRMAN RD 43480 EHRMAN RD
 CABLE WI 54821 CABLE WI 54821

 **Site Address** * indicates Private Road
 43480 EHRMAN RD CABLE 54821

Property Assessment Updated: 3/25/2021

2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	14,000	37,800
G6-PRODUCTIVE FOREST	5.000	10,000	0

2-Year Comparison

	2020	2021	Change
Land:	24,000	24,000	0.0%
Improved:	20,200	37,800	87.1%
Total:	44,200	61,800	39.8%

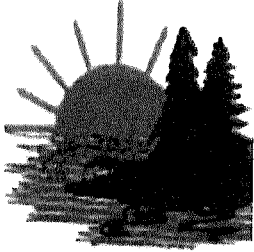
Property History

N/A

C

PAGES: 1

* Type name below signatures.



BAYFIELD COUNTY PLANNING AND ZONING DEPARTMENT

Bayfield County Courthouse
117 East Fifth Street
Post Office Box 58
Washburn, WI 54891

Telephone: (715) 373-6138
Fax: (715) 373-0114

E-mail: zoning@bayfieldcounty.org
Web Site: www.bayfieldcounty.org/zoning

September 21, 2021

JESSICA TISCHER
43480 EHRMAN RD
CABLE WI 54821

We are sending you this letter to advise you of the upcoming **Bayfield County Planning and Zoning Committee Public Hearing and Meeting**. This notice is also being sent to adjoining landowners; owners of land within 300 feet of the proposed use; the town clerk of the town in which the property is located, and the town clerk of any other town within 300 feet of the proposed use.

This written notice is in regards to a **Special Use Application** for Hobby Farm submitted by **JESSICA TISCHER**. **To obtain information regarding this request; please visit our web site:** <http://www.bayfieldcounty.org/198/Planning-Zoning-Committee>. Scroll down to Agendas & Minutes. Click on Most Recent Agenda.

This matter will be addressed during the *'business portion'* by the Bayfield County Planning and Zoning Committee at their meeting on **Thursday, October 21, 2021 at 4:00 pm** in the County Board Room of the Bayfield County Courthouse, Washburn Wisconsin.

** This is a 'business item' and the Committee may or may not allow the public to speak and/or comment.*

Be advised; the Town of Namakagon will consider this application prior to the Planning and Zoning Committee meeting (please call the Town Clerk to verify the date and time of their meeting and the date and time of the Plan Commission Meeting).

If you wish to comment on this matter, you are invited to write / email the Bayfield County Planning and Zoning Department. If any person planning to attend this meeting has a disability requiring special accommodations, please contact the Planning and Zoning Department 24 hours before the scheduled meeting, so appropriate arrangements can be made.

Note: Written and digital input pertaining to any agenda items will be accepted **until noon the day prior** to the Planning and Zoning Committee Meeting (Section 13-1-41(b)(1) and 13-1-41A(b)(2)). Subsequent input must be delivered in person at the meeting. Any aggrieved party may appeal the Planning and Zoning Committee's decision to the Board of Adjustment within **30-days** of the final decision.

Sincerely,

Bayfield County Planning and Zoning Department

enc. public hearing notice

cc: Town Clerk
Adjacent Property Owners (3)
Planning and Zoning Committee Members (5)
Office File
Packet File

**** Footnote: Receiving approval from the Planning and Zoning Committee at the meeting does not authorize beginning of construction or land use; you must first obtain land use application/permit card(s) from the Planning and Zoning Department**

AGENDA

Bayfield County Planning and Zoning Committee

Public Hearing and Public Meeting

Thursday, October 21, 2021

4:00 P.M.

Board Room, County Courthouse, Washburn, WI

Committee Members: Brett Rondeau, Charly Ray, Jeff Silbert, Fred Strand and David Zepczyk

1. Call to Order of Public Hearing:

2. Roll Call:

3. Affidavit of Publication:

4. Public Comment – [3 minutes per citizen]

5. Review of Meeting Format – (Hand-Out Slips to Audience)

6. Public Hearing: *(open for public comment)*

- A. Jerome Tompkins (Hughes) – rezone property from F-1 to R-1 in shoreland zone
- B. Across the Pond Veterans Park Inc/Jane Snilsberg (Hughes) – rezone property from F-2 to F-1 in shoreland zone
- C. Ski Foundation Inc/American Birkebeiner Ski Foundation Inc/Ben Popp (Cable) – MUD (49 Units) in an R-RB zoning district

7. Adjournment of Public Hearing:

8. Call to Order of Planning and Zoning Committee Meeting:

9. Roll Call:

10. New Business: *(public comments at discretion of Committee)*

- A. Jerome Tompkins (Hughes) – rezone property from F-1 to R-1 in shoreland zone
- B. Across the Pond Veterans Park Inc/Jane Snilsberg (Hughes) – rezone property from F-2 to F-1 in shoreland zone
- C. Ski Foundation Inc/American Birkebeiner Ski Foundation Inc/Ben Popp (Cable) – MUD (49 Units) in R-RB zoning district

Agenda Review and Alteration

- D. Jessica Tischer (Namakagon) – hobby farming in an F-1 zoning district

11. Other Business

E. Minutes of Previous Minutes:

- F. Committee Members discussion(s) regarding matters of the P & Z Dept.

12. Monthly Report / Budget and Revenue

13.Adjournment Robert D. Schierman, Director
Bayfield County Planning and Zoning Department

Note: Any aggrieved party may appeal the Planning and Zoning Committee's decision to the Board of Adjustment within **30-days** of the final decision.

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Planning and Zoning office at 373-6138, at least 24 hours before the scheduled meeting time, so appropriate arrangements can be made.

Please Note: Receiving approval from the Planning and Zoning Committee does not authorize the beginning of construction or land use; you must first obtain land use application/permit card(s) from the Planning and Zoning Department.

Deb Kmetz

From: Hojem, Laura L. <Laura_Hojem@nps.gov>
Sent: Wednesday, October 20, 2021 10:32 AM
To: Zoning
Subject: Oct 21 Planning and Zoning Committee meeting - Telemark and Tischer Agenda Items

Good morning,

I am responding to the Public Hearing Notice sent to us as an adjacent landowner. There are two agenda items being heard at tomorrow's meeting. First, thank you for the opportunity to comment and for sending the Public Notice to us. Very much appreciated!

Regarding the Tischer Special Use Application for hobby farm submitted by Jessica Tischer: The National Park Service, St. Croix National Scenic Riverway has no comment on this matter. The subject property is located outside of the Riverway boundary.

Regarding the American Birkebeiner proposal for the Mt. Telemark property: The National Park Service, St. Croix National Scenic Riverway reviewed the proposal and the subject properties. We have no comment on the proposal as submitted. The properties involved do not include any of the American Birkebeiner ownership within the Riverway Boundary. As a matter of note, there are at least two parcels within the Riverway boundary currently owned by the Birkebeiner on which the NPS owns a scenic easement interest. Any property changes being proposed for these parcels must be reviewed and approved by NPS prior to project start. Again, the proposal as submitted does not include these parcels. If the proposal changes, please notify me

Thank you for the opportunity to comment. If there are any questions about the NPS scenic easements or the information above, don't hesitate to contact me.

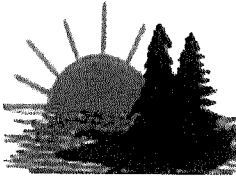
Laura

*Laura Hojem
Lands Program Manager*

*St. Croix National Scenic Riverway
401 N. Hamilton Street
St. Croix Falls, Wisconsin 54024*

*Office: (715)483-2261
Mobile: (715)501-8813*

BAYFIELD COUNTY PLANNING & ZONING DEPARTMENT



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Post Office Box 58
117 East Fifth Street
Washburn, WI 54891

Telephone (715) 373-6138
Fax: (715) 373-0114
E-mail: zoning@bayfieldcounty.org
Web Site: www.bayfieldcounty.org/zoning

JESSICA TISCHER
43480 EHRMAN RD
CABLE WI 54821

Dear Jessica Tischer:

Please be advised that a reconsideration of your Special Use (B) Application will be heard at the Planning and Zoning Committee meeting held on **Thursday, November 18, 2021 at 4:00 pm** in the County Board Room of the Bayfield County Courthouse, Washburn Wisconsin.

If you have any questions or concerns on this matter, please contact the Bayfield County Planning and Zoning Department.

****NOTE:** Any person aggrieved by any decision of the Planning and Zoning Committee may, within **30-days** after the filing of the decision in the office of the board, commence an action seeking the remedy available by certiorari.

Sincerely,

Planning and Zoning Department

enc: public hearing notice

cc: Town Clerk
Adjacent Property Owners (3)
Board Members (5)
Office Copy
Application Copy

AGENDA

Bayfield County Planning and Zoning Committee

Public Hearing and Public Meeting

Thursday, November 18, 2021

4:00 P.M.

Board Room, County Courthouse, Washburn, WI

Committee Members: *Brett Rondeau, Charly Ray; Jeff Silbert; Fred Strand and David Zepczyk*

1. Call to Order of Public Hearing:

2. Roll Call:

3. Affidavit of Publication:

4. Public Comment – [3 minutes per citizen for items not listed on this agenda]

5. Review of Meeting Format – (Hand-Out Slips to Audience)

6. Public Hearing: *(open for public comment)*

- A. **James Halvorson/Michael Furtak** (Iron River) – rezone property from R-4 to Commercial
- B. **Town of Clover/Tracy Gillespey** (Clover) – EIA (Waiver) & existing campground and expansion of campground in R-RB zone
- C. **Mary Sweval & John Breese** (Bayfield) – EIA & (3)-unit non-conforming Multiple Unit Development (MUD) in R-RB zone
- D. **Town of Bell/Joseph Jurgensmeier** (Bell) – **after-the-fact** restaurant in R-RB zone

7. Adjournment of Public Hearing:

8. Call to Order of Planning and Zoning Committee Meeting:

9. Roll Call:

10. Previous Business:

- (A) **David Popelka** (Cable) – rezone properties from R-1 to R-4 (**remanded back from BOA**)
- (D) **Jessica Tischer** (Namakagon) – hobby farming in an F-1 zoning district (**tabled 10/21/2021**)

11. New Business: *(public comments at discretion of Committee)*

- A. **James Halvorson/Michael Furtak** (Iron River) – rezone property from R-4 to Commercial
- B. **Town of Clover/Tracy Gillespey** (Clover) – EIA (Waiver) & existing campground and expansion of campground in R-RB zone
- C. **Mary Sweval & John Breese** (Bayfield) – EIA & (3) Unit non-conforming Multiple Unit Development (MUD) in R-RB zone
- D. **Town of Bell/Joseph Jurgensmeier** (Bell) – **After-the-Fact** restaurant in R-RB zone
- E. **Barbara Wittwer** (Clover) – residential storage shed in a commercial zone

- F. **Town of Eileen/Marty Milanowski** (Eileen) – public/municipal building (pavilion) in Ag-1 zone

Agenda Review and Alteration

12. Other Business:

- G. **Minutes of Previous Minutes** (*October 21, 2021*)
H. **Committee Members** discussion(s) regarding matters of the P & Z Dept.

13. Monthly Report / Budget and Revenue

14. Adjournment Robert D. Schierman, Director Bayfield County Planning and Zoning Department

Note: Any aggrieved party may appeal the Planning and Zoning Committee's decision to the Board of Adjustment within **30-days** of the final decision.

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Planning and Zoning office at 373-6138, at least 24 hours before the scheduled meeting time, so appropriate arrangements can be made.

Please Note: Receiving approval from the Planning and Zoning Committee does not authorize the beginning of construction or land use; you must first obtain land use application/permit card(s) from the Planning and Zoning Department.

D

Deb Kmetz

From: Hojem, Laura L. <Laura_Hojem@nps.gov>
Sent: Wednesday, October 20, 2021 10:32 AM
To: Zoning
Subject: Oct 21 Planning and Zoning Committee meeting - Telemark and Tischer Agenda Items

Good morning,

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Regarding the Tischer Special Use Application for hobby farm submitted by Jessica Tischer: The National Park Service, St. Croix National Scenic Riverway has no comment on this matter. The subject property is located outside of the Riverway boundary.

Regarding the American Birkebeiner proposal for the Mt. Telemark property: The National Park Service, St. Croix National Scenic Riverway reviewed the proposal and the subject properties. We have no comment on the proposal as submitted. The properties involved do not include any of the American Birkebeiner ownership within the Riverway Boundary. As a matter of note, there are at least two parcels within the Riverway boundary currently owned by the Birkebeiner on which the NPS owns a scenic easement interest. Any property changes being proposed for these parcels must be reviewed and approved by NPS prior to project start. Again, the proposal as submitted does not include these parcels. If the proposal changes, please notify me

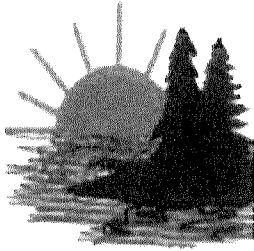
Thank you for the opportunity to comment. If there are any questions about the NPS scenic easements or the information above, don't hesitate to contact me.

Laura

Laura Hojem
Lands Program Manager

St. Croix National Scenic Riverway
401 N. Hamilton Street
St. Croix Falls, Wisconsin 54024

Office: (715)483-2261
Mobile: (715)501-8813



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E-mail: zoning@bayfieldcounty.wi.gov
Web Site: www.bayfieldcounty.org/147

October 29, 2021

Jessica Tischer
43480 Ehrman Rd
Cable WI 54821

RE: Special Use Application (Classification List: Hobby Farm **requesting Hobby Farm in F-1 Zone (consisting of (1) milk cow, (1) meat cow, pigs, lamb/sheep, goats, chickens, turkeys, ducks, & geese).** Property is a Parcel is a 6-acre parcel (Tax ID #24002) (Doc# 20R-582636), described as Par in Gov't Lot 3, Section 16, Township 43 North, Range 5 West, Town of Namakagon, Bayfield County, WI.

Dear Ms. Tischer:

As you know, the Bayfield County Planning and Zoning Committee conducted a public hearing / meeting on October 21, 2021, where Andrew informed the Committee of your application for hobby farm. After discussion and review, the Committee **postponed** your request based upon asking for the partnership and cooperation of the Namakagon Town Board to come up with some conditions that would be acceptable to allow this application to move forward.

Your application will be placed back on the next month's agenda (November 18, 2021; unless the condition below supersedes.

- ❖ Incomplete and/or unfinished applications expire 4 months from the date of this letter (October 29, 2021).

If you have any questions or concerns; please call our office.

Sincerely,

Robert D. Schierman, Director
Bayfield County Planning & Zoning Department

cc: Laura Bjork, Town Clerk
Office File

(D)
10-21-2021

(D)
10-21-2021
RECEIVED
NOV 15 2021
Bayfield Co.
Planning and Zoning Agency

Town of Namakagon
23845 County Highway M
Cable, WI 54821
715-794-2651
namakagon@cheqnet.net

November 11, 2021

Bayfield County Planning & Zoning
Att: Rob Schierman
117 East Fifth Street
PO Box 58
Washburn, WI 54891

Rob,

The Town of Namakagon Board discussed the Special Use Application for Jessica Tischer for the Hobby Farm located at 43480 Ehrman Road at their last board meeting on November 9th. Below are the minutes from the meeting:

Plan Commission Report:

Supervisor Krueger stated that the commission discussed the Hobby Farm zoning request. It was discussed last month and was not recommended to the county at that point due to non-compliance with the Comp Plan, Sec 10.6.1G Protect and manage local forested areas and other wildlife habitats and it is zoned F1. There was research done since last month for this request. Bayfield County has 61 Hobby Farms with 21 of them being in F1 zoning. The Plan Commission approved the recommendation because it does comply with the Comp Plan, contingent that an ER Preliminary Assessment be done through the DNR.

Reconsideration of Town Board recommendation for Bayfield County Planning and Zoning for a Special Use B Permit for Revocable Trust of Jessica Tischer for a Hobby Farm located at 43480 Ehrman Road, Town of Namakagon:

A letter was received from Brad Schaefer, a landowner adjacent to the property. There were concerns of the amount of room on 6 acres for the animals, predators coming to the area, noise, smell and waste smell and removal. Mr. Tischer explained that there will not be a lot of animals on the property. They are being raised to butcher, and there will be a rotation of animals. The waste will decompose plus it will be used for mulch in gardens. Supervisor Krueger stated that the recommendation from the Comp Plan to do the assessment on the property was not necessary as there was no state land surrounding the property, only forest land. Forestry sent a letter to Bayfield County with no concerns. Sarah Boles contacted the Forest Service and there was no response. Supervisor McGregor went on-site and walked the terrain, and the property is on high ground with a variety of terrain before getting to Chippewa Lake. A map was presented of the area.

RECEIVED
MOTION made by Supervisor McGregor to approve the recommendation to Bayfield County Planning and Zoning for a Special Use B Permit for Revocable Trust of Jessica Tischer for a Hobby Farm located at 43480 Ehrman Road, Town of Namakagon.

MOTION seconded by Supervisor Krueger with 2 stipulations: installation of below ground fencing and completion of the ER Assessment if anyone has issues with the permit, however it is not required. MOTION carried.

Please forward this information to the Planning & Zoning Committee meeting that will be held on Thursday, November 18th.

Laura Bjork
Town Clerk
Town of Namakagon

(D)
10-21-21

BAYFIELD COUNTY PLANNING & ZONING DEPARTMENT



Bayfield County Courthouse
Post Office Box 58
117 East Fifth Street
Washburn, WI 54891

Telephone: (715) 373-6138
Fax: (715) 373-0114
E-mail: zoning@bayfieldcounty.org
Web Site: www.bayfieldcounty.org/zoning

MEMORANDUM

TO: Planning and Zoning Committee Members

FROM: Robert Schierman

DATE: October 20, 2021

RE: Tischer Hobby Farm SUP

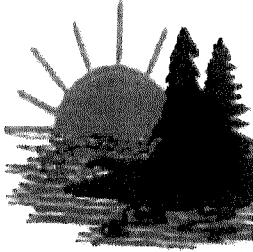
Jessica Tischer is requesting a Special Use Permit (SUP) for a Hobby Farm on her 6-acre property, that is Zoned Forestry-1 F1) in the Town of Namakagon.

The applicant requests to keep milk cow, pig, lamb, goat, chicken, turkey, ducks, and geese.

A Hobby Farm is an allowable use, with a SUP, in the F1 Zoning District.

The property is in a very remote area of the County with only one neighbor within a mile.

(Letter " No Concern "



BAYFIELD COUNTY PLANNING AND ZONING DEPARTMENT

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Washburn, WI 54891

Telephone: (715) 373-6138
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December 1, 2021

Jessica Tischer
43480 Ehrman Rd
Cable, WI 54821

Note:

Incomplete and/or unfinished applications expire 4 months from the date of this letter.

RE: Special Use Application (Classification List: Hobby Farm) **requesting a hobby farm in a Foresty-1 Zoning District.**

Property is a 6-acre parcel (Tax ID #24002) (Doc# 20R-582636), described as Par in Gov't Lot 3, Section 16, Township 43 North, Range 5 West, Town of Namakagon, Bayfield County, WI.

Ms. Tischer:

As you know, the Bayfield County Planning and Zoning Committee conducted a public hearing / meeting on November 18, 2021, (previously heard October 21, 2021) where Robert Schierman, Director, Bayfield County Planning and Zoning Agency informed the Committee of your application for **the above mentioned**. After discussion and review, the Planning and Zoning Committee **approved** your request **with condition(s)** based upon Town board recommendation; consistency with town plan; and the community/general welfare and economic impacts of the proposal and the need for housing.

The approval includes the following:

➤ Classification List: Hobby Farm

- **Granted:** Hobby Farm in F-1 zone (consisting of: 3 bovine (1 dairy, 1 beef, 1 calf) 6 Pigs, 10 sheep/goats, 50 poultry

with the following conditions:

- Permit duration is for the current applicant ONLY
- No commercial sale of farm products—Personal use ONLY
- No more than (3) bovines, and for non-bovines
- No more than (2) animal unit equivalent
- Installation of a below ground fence

Additional Conditions placed by (Planning and Zoning Dept)

- ❖ Land Use permits shall be required for any new residence, any building or structure erected, relocated, rebuilt or structurally altered
- ❖ Fee(s) and Land Use permit(s) shall be obtained prior to the initiation of construction or a change in land use
- ❖ Requirements (e.g., WI stats/permits/licensing/tax) of Local Town, Village, City, State or Federal agencies are required

Congratulations on obtaining this approval. Be advised any aggrieved party has the right to appeal this decision to the Board of Adjustment within thirty (30) days.

Enclosed is a copy of the affidavit prepared by this Dept. setting forth the terms and conditions of your permit. Your \$30 check and the original affidavit will be taken to the Reg. of Deeds Office for recording. After recordation, your permit card will be mailed to you provided all requirements have been met and/or submitted.

Please note, receiving approval from the Planning and Zoning Committee at the meeting, **does not authorize the beginning of construction or land use, you must first obtain individual land use application(s) / permit(s) from the Planning and Zoning Department.** Terms and conditions of your permit shall be binding upon, and inure to the benefit of, all current and future owners of such property.

Also, this permit entitles you to the work specifically described in the application and plans, and as limited by any conditions of this permit. **No changes in the project or plans may be made without prior approval of the Bayfield County Planning and Zoning Committee.** The issuance of this permit does not relieve you of your responsibility to obtain a permit or approval required by your township, State of WI, or federal authority (i.e., US Army Corps of Engineers).

Be advised your Special Use permit shall automatically terminate 12 months from its date of issuance if the authorized building activity, land alteration or use has not begun within such time. If your Special Use is discontinued for 36 consecutive months, the permit authorizing it shall automatically terminate, and any future use of the building(s) or property to which the permit pertained shall conform to Ordinance.

Any person aggrieved by a decision of the Planning and Zoning Director and/or Planning and Zoning Committee, may request a public hearing before the Board of Adjustment. The appeal notice shall be filed with the Planning and Zoning Director within thirty (30) days after written notice of the order or decision appealed from was sent by first class mail to the aggrieved party.

Thank you for your cooperation and please let our office know if you have any questions or comments.

Sincerely,



Robert D. Schierman, Director

enc: copy of affidavit

cc: Laura Bjork, Town Clerk
Office File

AFFIDAVIT

On November 18, 2021, the owner(s) were granted by the Bayfield County Planning and Zoning Committee a:

Special Use

Classification List:

Hobby Farm

Requested

Hobby Farm in an F-1 Zoning District

Return to:
Bayfield County Planning & Zoning

Property Owner: Jessica Tischer

Property Description: a 6-acre parcel (Tax ID #24002) (Doc# 20R-582636), described as Par in Gov't Lot 3, Section 16, Township 43 North, Range 5 West, Town of Namakagon, Bayfield County, WI.

This use of the property is subject to the following terms and conditions:

- Classification List: Hobby Farm
 - **Granted:** Hobby Farm in F-1 zone (consisting of: 3 bovine (1 dairy, 1 beef, 1 calf) 6 Pigs, 10 sheep/goats, 50 poultry

with the following conditions:

- Permit duration is for the current applicant ONLY
- No commercial sale of farm products—Personal use ONLY
- No more than (3) bovines, and for non-bovines
- No more than (2) animal unit equivalent
- Installation of a below ground fence

Additional Conditions placed by (Planning and Zoning Dept)

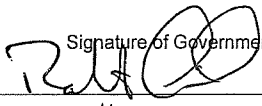
- ❖ Land Use permits shall be required for any new residence, any building or structure erected, relocated, rebuilt or structurally altered
- ❖ Fee(s) and Land Use permit(s) shall be obtained prior to the initiation of construction or a change in land use
- ❖ Requirements (e.g., WI stats/permits/licensing/tax) of Local Town, Village, City, State or Federal agencies are required

The purpose of this affidavit is to make the foregoing a matter of public record in the office of the Bayfield County Register of Deeds, per Bayfield County Planning & Zoning Ordinance, Title 13, Chapter 1, Article C, Section 13-1-41A:

"If a special use permit is approved with conditions, an appropriate record shall be made of the land use and structures permitted, and prior to the issuance of a Class B permit the Zoning Department shall record with the Bayfield County Register of Deeds an affidavit prepared by the Zoning Department setting forth the terms and conditions of the permit and a legal description of the property to which they pertain. The recording fee shall be paid by the applicant. The terms and conditions of a special use permit of either class shall be binding upon and inure to the benefit of all current and future owners of the property to which it pertains unless otherwise expressly provided by the permit, or unless the permit terminates under subsection (d) of this section."

Also, this permit entitles you to the work specifically described in the application and plans, and as limited by any conditions of this permit. No changes in the project or plans may be made without prior approval of the Bayfield County Zoning Committee. The issuance of this permit does not relieve you of your responsibility to obtain a permit or approval required by your township, State of WI, or federal authority (i.e., US Army Corps of Engineers).

Be advised your special use permit shall automatically terminate 12 months from its date of issuance if the authorized building activity, land alteration or use has not begun within such time. If your special use is discontinued for 36 consecutive months, the permit authorizing it shall automatically terminate, and any future use of the building(s) or property to which the permit pertained shall conform to Ordinance.

<p>Bayfield County Planning & Zoning Dept.</p> <p>Governmental Official Printed Name and Title:</p> <p>Robert D. Schierman, Director</p> <p>Signature of Governmental Official:</p> <p></p> <p>On this <u>8th</u> day of <u>December</u>, 2021</p>	<p>This instrument was signed before me in the State of Wisconsin, County of Bayfield</p> <p>on this _____ day of _____, 2021</p> <p>by: _____</p> <p>Notary Public</p> <p>My commission expires on: _____</p>
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Receiving approval from the Planning and Zoning Committee at the meeting does not authorize the beginning of construction or land use; you must first obtain land use application/permit card(s) from the Zoning Department.

Town, City, Village, State or Federal
Permits May Also Be Required

LAND USE – **X**
SANITARY –
SIGN –
SPECIAL – **X** (ZC Mtg: 10/21/2021)
CONDITIONAL –
BOA –

BAYFIELD COUNTY

PERMIT

WEATHERIZE AND POST THIS PERMIT
ON THE PREMISES DURING CONSTRUCTION

No. **22-0025** Issued To: **Jessica Tischer (2018 Revocable Trust)**

Location: $\frac{1}{4}$ of $\frac{1}{4}$ Section **16** Township **43** N. Range **5** W. Town of **Namakagon**

Par in
Gov't Lot **3** Lot Block Subdivision CSM#

Residential

For: **Other: Hobby Farm in an F-1 zone**

(Disclaimer): Any future expansions or development would require additional permitting.

Condition(s): **SEE BACK OF THIS CARD FOR CONDITIONS**

Approval of the above mentioned by Planning and Zoning Committee at the meeting **does not** authorize the beginning of construction or land use activity; you must first obtain land use application/permit card(s) from the Planning and Zoning Department prior to starting.

NOTE: This permit expires one year from date of issuance if the authorized construction work or land use has not begun.

Changes in plans or specifications shall not be made without obtaining approval. This permit may be void or revoked if any of the application information is found to have been misrepresented, erroneous, or incomplete.

This permit may be void or revoked if any performance conditions are not completed or if any prohibitory conditions are violated.

Tracy Pooler, AZA

Authorized Issuing Official

February 23, 2022

Date

CONDITIONS PLACED BY PLANNING AND ZONING COMMITTEE

- 1. Permit duration is for the current applicant ONLY**
- 2. No commercial sale of farm products—Personal use ONLY**
- 3. No more than (3) bovines, and for non-bovines**
- 4. No more than (2) animal unit equivalent**
- 5. Installation of a below ground fence**

ADDITIONAL CONDITIONS PLACED BY (PLANNING AND ZONING DEPT)

- Land Use permits shall be required for any new residence, any building or structure erected, relocated, rebuilt or structurally altered**
- Fee(s) and Land Use permit(s) shall be obtained prior to the initiation of construction or a change in land use**
- Requirements (e.g., WI stats/permits/licensing/tax) of Local Town, Village, City, State or Federal agencies are required**